
ACCESSORY DWELLING UNITS (ADUs) (Rev 1)

Authority.

NH RSA 674:71-73, Accessory Dwelling Units

Purpose.

In accordance with NH RSA 674:71 – 73 this provision allows for the creation of an Accessory Dwelling Unit (ADU) as an accessory use to existing single-family detached dwellings.

Definitions.

A. “Accessory dwelling unit (ADU)” means a subordinate dwelling residence with complete and independent living facilities on the same lot attached to or contained within an existing single-family dwelling. Every accessory dwelling unit shall be deemed a unit of workforce housing for purposes of satisfying the municipality’s obligation under RSA 674:59.

B. “Rental occupancy” means non-ownership including long term lease ownership.

Designation.

One accessory dwelling unit shall be permitted only on parcels which meet the following conditions:

- A. A legal lot of record;
- B. Contains one existing single-family detached dwelling which is a conforming use;
- C. Contains no other accessory dwelling residence(s).

Procedure.

Each accessory dwelling unit shall require a building permit and an occupancy permit and meet the standards contained in the section below.

Standards.

A. New construction for an accessory dwelling unit shall comply with all the development standards for a single-family detached dwelling including, but not limited to, setbacks, height limits and lot coverage (for lots in the Comprehensive Shoreland Protection Zone) and shall not increase any nonconforming aspect of any existing structure unless otherwise addressed by this chapter.

B. The following standards shall also apply:

1. The maximum size of an ADU shall not exceed 1,000 sq. ft. area.
2. Both the ADU and the primary residence shall comply with the state Building Code and Fire Code regulations for construction, minimum living space, fire exits and smoke alarms.
3. An accessory dwelling shall not be considered to be an additional dwelling unit for the purposes of determining minimum lot size or development density of the property.

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4. The main exterior entrances may not be on the same side of the building.
 5. An interior door shall be provided between the principal dwelling unit and accessory dwelling unit. There is no requirement for said interior door to remain unlocked.
 6. The architecture of the ADU shall match that of the primary residence.
 7. One off-street parking space shall be provided in addition to those required for the primary residence for a minimum total of three.
 8. There shall be no exterior stairway leading to the ADU on the front of the house.
 9. There shall be no more than two bedrooms in an ADU.
 10. The applicant shall make adequate provisions for water supply and sewage disposal in accordance with NH RSA 485-A: 38, however, separate utility connections are not required by the Town.
 11. The owner of a property containing an accessory dwelling shall reside in either the principal or the accessory dwelling.
 12. The structure and lot shall not be converted to a condominium or any other form of legal ownership distinct from the ownership of the principal single-family dwelling.
 13. No more than four persons shall occupy an ADU.